

Budget Worksheet

Property = Generations on 1st, Book = Cash, Start Month = 01/2026

GENERATIONS ON 1ST, LLC

Account	January	February	March	April	May	June	Row
Name							Total
GPR Income							
1BR 60 Units	60,040.00	60,040.00	60,605.00	60,980.00	61,780.00	62,315.00	365,760.00
2BR 12 Units	18,240.00	18,240.00	18,320.00	18,580.00	18,620.00	18,960.00	110,960.00
Garage Stalls 49	3,920.00	3,920.00	3,920.00	3,920.00	3,920.00	3,920.00	23,520.00
Storage Units 27	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	6,750.00
Commercial - Senior Center	0.00	0.00	0.00	0.00	0.00	1.00	1.00
Net Income	83,325.00	83,325.00	83,970.00	84,605.00	85,445.00	86,321.00	506,991.00
Less Apartment Vacancies	0.00	1,055.00	3,600.00	3,600.00	3,600.00	3,600.00	15,455.00
Less Garage Parking Vacancies	0.00	0.00	0.00	240.00	240.00	240.00	720.00
Less Storage Unit Vacancies	830.00	830.00	830.00	830.00	785.00	520.00	4,625.00
Less HME Incentives	185.00	30.00	30.00	0.00	0.00	0.00	245.00
Less Incentives	1,020.00	965.00	965.00	965.00	935.00	855.00	5,705.00
	81,290.00	80,445.00	78,545.00	78,970.00	79,885.00	81,106.00	480,241.00
Other Income							
NSF Fees	18.00	18.00	18.00	18.00	18.00	18.00	108.00
Re-Rental Charges	180.00	180.00	180.00	180.00	180.00	180.00	1,080.00
Other Income	0.00	0.00	75.00	75.00	75.00	75.00	300.00
Net of Other Income	198.00	198.00	273.00	273.00	273.00	273.00	1,488.00
Total Income	81,488.00	80,643.00	78,818.00	79,243.00	80,158.00	81,379.00	481,729.00
Expenses							
Maintenance Expenses							
Maintenance Staff Costs	900.00	500.00	400.00	400.00	400.00	400.00	3,000.00
Caretaker/Resident Manager	585.00	585.00	660.00	585.00	585.00	585.00	3,585.00
Repairs / Maintenance	1,000.00	750.00	750.00	750.00	750.00	750.00	4,750.00
Janitorial	775.00	775.00	775.00	1,500.00	815.00	815.00	5,455.00
Carpet Cleaning	0.00	0.00	300.00	1,575.00	300.00	300.00	2,475.00
Painting	0.00	300.00	300.00	300.00	750.00	300.00	1,950.00
Plumbing	200.00	200.00	200.00	200.00	200.00	200.00	1,200.00
Electrical / Fire Protection	50.00	50.00	1,550.00	750.00	50.00	50.00	2,500.00
HVAC	200.00	200.00	200.00	350.00	200.00	200.00	1,350.00
Elevator	25.00	475.00	25.00	25.00	475.00	25.00	1,050.00
Flooring	0.00	0.00	280.00	280.00	280.00	280.00	1,120.00
Appliances/Laundry	100.00	100.00	100.00	100.00	750.00	750.00	1,900.00
Extermination	0.00	20.00	20.00	20.00	20.00	20.00	100.00
Grounds Maintenance	0.00	0.00	0.00	0.00	185.00	185.00	370.00
Snow Removal	370.00	370.00	185.00	0.00	0.00	0.00	925.00
Less Resident Chargebacks	-400.00	-400.00	-400.00	-400.00	-400.00	-400.00	-2,400.00
Total Maintenance Expenses	3,805.00	3,925.00	5,345.00	6,435.00	5,360.00	4,460.00	34,130.00
Admin/Utility Expenses							
Offsite office rent	1,312.50	1,312.50	890.00	0.00	0.00	0.00	3,515.00
Offsite office utilities	125.00	125.00	70.00	0.00	0.00	0.00	320.00
Offsite office equipment/supplies	95.50	95.50	95.50	95.50	95.50	95.50	573.00
Advertising / Marketing	700.00	700.00	765.00	700.00	700.00	700.00	4,265.00
Software Fee	73.00	73.00	73.00	73.00	73.00	73.00	438.00
Lease Commissions	220.00	440.00	440.00	660.00	660.00	660.00	3,080.00
Professional Fees	40.00	40.00	350.00	40.00	40.00	40.00	550.00
Internet & Telephone Costs/Service	210.00	210.00	210.00	210.00	210.00	210.00	1,260.00
Property Management 5% Collected	4,074.40	4,032.15	3,940.90	3,962.15	4,007.90	4,068.95	24,086.45
Real Estate Taxes/Escrow	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	38,400.00
Property Insurance	3,150.00	3,150.00	3,150.00	3,150.00	3,150.00	3,150.00	18,900.00
Electricity - Apts	50.00	50.00	100.00	100.00	150.00	150.00	600.00
Electricity - Building	1,100.00	1,000.00	850.00	700.00	500.00	500.00	4,650.00
Natural Gas - Building	1,000.00	850.00	600.00	550.00	450.00	400.00	3,850.00
Water & Sewer	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	22,200.00
Garbage Removal	230.00	230.00	230.00	230.00	230.00	230.00	1,380.00
Total Admin & Utility Exp.	22,480.40	22,408.15	21,864.40	20,570.65	20,366.40	20,377.45	128,067.45
Total Operating Expenses	26,285.40	26,333.15	27,209.40	27,005.65	25,726.40	24,837.45	162,197.45
Net Operating Income	55,202.60	54,309.85	51,608.60	52,237.35	54,431.60	56,541.55	319,531.55
Other Expenses							
US Court Trustee 0.4%	333.30	333.30	335.88	338.42	341.78	345.28	2,027.96
Contingencies	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	10,500.00
Misc. PM Fees	500.00	500.00	500.00	500.00	500.00	500.00	3,000.00
Misc. Professional Fees	200.00	200.00	200.00	200.00	200.00	200.00	1,200.00
Manager Oversight \$45/unit	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	19,440.00
Total Other Expenses	6,023.30	6,023.30	6,025.88	6,028.42	6,031.78	6,035.28	36,167.96
Total Monthly Expenses	32,308.70	32,356.45	33,235.28	33,034.07	31,758.18	30,872.73	198,365.41
Net Cash Flow	49,179.30	48,286.55	45,582.72	46,208.93	48,399.82	50,506.27	283,363.59